



**Order under Section 69  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-012580-26

**In the matter of:** 2, 12 GERTRUDE PL  
TORONTO ON M4J1R3

**Between:** ELIZABETH TSORAKLIDIS

Landlord

**And**

XAFERI MUCCI  
MARKOS KOTIS

Tenant

ELIZABETH TSORAKLIDIS (the 'Landlord') applied for an order to terminate the tenancy and evict XAFERI MUCCI and MARKOS KOTIS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

A hearing was held by videoconference on April 15, 2026.

Only the Landlord's Representative, Demetrios Maragos, attended the hearing.

As of 1:47 p.m., the Tenant's were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

**Determinations:**

1. The Tenant paid the Landlord all the rent that was in arrears up to April 30, 2026.
2. The only amount owing is the Landlord's cost of filing the application. As a result, the order will be limited to costs only.
3. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.
4. The Landlord's representative asked that the Tenant be required to pay additional costs in the amount of \$700.00. In accordance with Rule 27 of the Landlord and Tenant Board's Rules of Practice the Board's Interpretation Guideline 3, a Member may order costs where the conduct of the party was unreasonable. Conduct is unreasonable if it causes undue expense or delay.

5. The matter was heard on April 15, 2026. The Tenant did not attend the hearing. I do not find that by having to serve an N4 notice for rent arrears and having to attend the hearing in and of themselves are sufficient to conclude that the Tenant's conduct in the proceedings was unreasonable. The request for additional costs is denied.

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$186.00, for the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before May 19, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 20, 2026 at 4.00% annually on the balance outstanding.

**May 8, 2026**

**Date Issued**

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Harpreet Rindi

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor  
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.